

City of Kerrville Planning & Zoning Commission Agenda

Thursday, January 4, 2007, 4:30p.m.*

City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48) before the meeting to request accommodations.

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| 1. <u>4:30 p.m. Call to Order</u>
Chairperson calls the meeting to order; roll call. | |
| 2. <u>Visitor/Citizens' Forum</u>
Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.) | |
| 3. <u>Consent Agenda</u>
All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately. | |
| 3A. <u>Approve the minutes from the meeting of December 7, 2006.</u> | 2 |
| 4. <u>Consideration</u> | |
| 4A. <u>Preliminary Plat Extension</u> – Consider a request to extend the preliminary plat approval for Las Colinas of Kerrville, a 59 lot residential development located along Sheppard Rees Road. (File #2005-34) | 4 |
| 5. <u>Staff Reports</u> | 7 |
| 5A. Future Agenda Items. Applicant: Senior Planner | |
| 6. <u>Adjourn</u> – The next scheduled meeting is Thursday, January 18, 2007. | |

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 3A **FOR AGENDA OF:** January 4, 2007
DESCRIPTION: Approval of the minutes from the meeting of December 7, 2005.
APPLICANT(S): Planning and Zoning Commission Secretary
ATTACHMENT(S): Minutes

The Commission's Secretary recommends approval of the proposed minutes.

On December 7, 2006 the Planning and Zoning Commission pre-meeting was called to order at 4:20 p.m. in the City Hall Council Chambers, 800 Junction Highway.

MEMBERS PRESENT:

Mack Hamilton, Chairperson
Jim Kessler, Commissioner
Andy Phillips, Commissioner
Carl Meek, Ex-Officio City Councilperson

MEMBERS ABSENT:

George Hager, Vice Chairperson
Bruce Motheral, Commissioner
Paul Hofmann, Ex-Officio City Manager

STAFF PRESENT:

Trina Ramirez, Planning and Zoning Commission Secretary
Gordon Browning, Senior Planner
Brant Gary, Director of Administrative Services

DISCUSSION OF AGENDA ITEMS FOR THE REGULAR MEETING:

The Commissioners and City Planner discussed the items on the agenda.
The pre-meeting adjourned at 4:28 p.m. No action was taken.

1. CALL TO ORDER:

Chairperson Mack Hamilton, called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. on December 7, 2006 in the City Hall Council Chambers, 800 Junction Highway.

2. VISITOR/CITIZENS FORUM:

No person spoke.

3. CONSENT AGENDA:

3A. Approval of the minutes from the meeting of November 16, 2006.

Comr. Phillips moved for approval of the consent agenda; motion was seconded by Comr. Kessler and passed 3-0.

4. Public Hearing/Consideration

City of Kerrville Planning & GIS Division – www.kerrville.org/planning

4A. Conditional Use Permit (CUP) Request – Consideration of a recommendation to the City Council of a request for a CUP to allow a Vehicle Sales Facility -Used use on 0.38 acres at 2404 Memorial Blvd. Zoned: E-31. Applicant: Tony Roberts (R & D Real Estate, Ltd.). (File #2006-10)

Cmr. Hamilton opened the public hearing at 4:32 p.m.

Greg Richards discussed the purpose of the land use and the improvements that the owner has done.

Cmr. Hamilton closed the public hearing at 4:35 p.m.

Cmr. Phillips moved to recommend to the City Council approval of the C.U.P; subject to modification to the C.U.P to provide 60 sq ft for elevated sign and the approximated height is not to exceed the existing sign pole; motion was seconded by Cmr. Kessler and passed 3-0.

4B. Conditional Use Permit (CUP) Request – Consideration of a recommendation to the City Council of a request for a CUP to allow a retail Trade use on 0.653 acres at 3000 Memorial Blvd. Zoned: E-31. Applicant: Edith Mandry. (File #2006-34)

Cmr. Hamilton opened the public hearing at 4:40 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 4:41 p.m.

Cmr. Kessler moved to recommend the C.U.P.; subject to standards outlined in the resolution with the change of used appliances to used major appliances; motion was seconded by Cmr. Phillips and passed 3-0.

5. Discussions and Consideration

5A. Real Estate Acquisition and Disposition Policy – Consideration of a recommendation to the City Council of the City's Real Estate Acquisition and Disposition Policy. Applicant: City of Kerrville.

The Commission and Brant discussed the issues on The Real Estate Acquisition and Disposition Policy.

6. Staff Report

6A. Future agenda items. Applicant: Senior Planner.

Mr. Gordon informed the Commission of items for future agenda.

7. Adjournment The next regularly scheduled meeting is January 4, 2007.

The meeting adjourned at 4:50 p.m.

ATTEST:

Mack Hamilton, Chairperson

Trina Ramirez, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 4A **FOR AGENDA OF:** January 4, 2007

DESCRIPTION: **Preliminary Plat Extension** – Consider a request to extend the preliminary plat approval for Las Colinas of Kerrville, a 59 lot residential development located along Sheppard Rees Road. Zoned: ETJ. (File #2005-34)

APPLICANT(S): Domingues and Associates

ATTACHMENT(S): Locator Map, Applicants Request

Summary Statement – Findings of Fact

History

- January 5, 2006 – Commission approves preliminary plat.
- December 1, 2006 – Applicant submits extension request.
- **January 4, 2007** – **Commission hears extension request.**

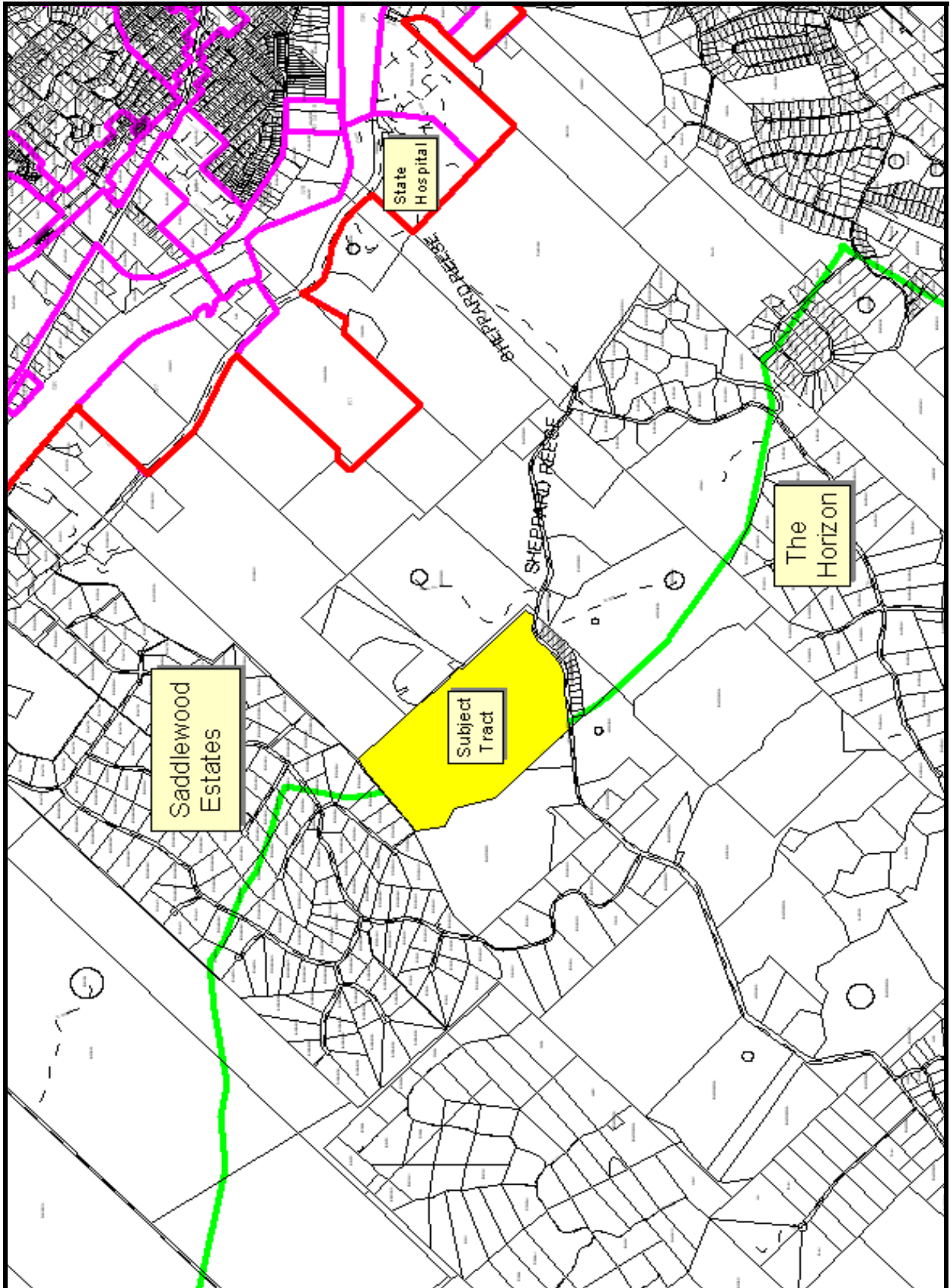
Summary

Article 10-IV-2, Section A.4 of the Subdivision Ordinance state, “Approval of the preliminary plat shall lapse unless a final plat is submitted within one (1) year from the date of initial approval.”

The applicant is requesting a six (6) month extension of the preliminary plat approval to allow completion of the developments water system.

Recommended Action

Approval of the applicants request as submitted.



Domingues & Assoc.

*Professional Land Surveying
Subdivision Design*

December 1, 2006

Mr. Gordon Browning
City Planner
City of Kerrville
800 Junction Hwy.
Kerrville, Texas 78028

Re: Las Colinas

Dear Mr. Browning,

At either the first or second, January, 2006, City Planning & Zoning Commission meeting, they approved the Preliminary Plat for Las Colinas of Kerrville, which is a development just inside the E.T.J. of the City of Kerrville. The Construction Plans for the water distribution and street improvements were approved May 16, 2006, by the City Engineer, Charlie Hastings, PE. The development has been under construction in various aspects, continually from the time approvals were granted by the City. The water distribution system is in place and the streets are ready to be paved.

The water supply for the development is from a well and water system booster station. The plans for the system were submitted to T.C.E.Q. in June 2006. The T.C.E.Q. tells us that they are so backed up with problems stemming from the drought, that they have not had a chance to approve the booster station. We therefore can not proceed with the construction of the booster station until T.C.E.Q. gives us their approval.

The developer would rather wait until almost all of the improvements are in place before submitting the Final Plat. We hope to have all the construction completed in the next couple of months, if we get T.C.E.Q. approval this December.

Because the City of Kerrville Subdivision Ordinance states the Preliminary Plat approval shall lapse unless a Final Plat is submitted within one year, we need to request an extension of time from the Planning & Zoning Commission.

Can you place this on the Planning & Zoning Commission agenda for the developer?

If you have any questions please contact me.

Sincerely,



Charles B. Domingues, RPLS

Domingues & Assoc.

609 Sidney Baker - Kerrville, Tx. 78028
Tel. 830/896 6900 - Fax 830/896 6901 - e-mail cdomingues@ktc.com

**BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF KERRVILLE, TEXAS**

AGENDA ITEM: 5A **FOR AGENDA OF:** January 4, 2007
DESCRIPTION: Future Agenda Items/Project Update
APPLICANT(S): Gordon Browning, Senior Planner
ATTACHMENT(S):

As of this writing the January 18, 2007 meeting will have the following item;

A concept plan for the 325 acre Wenzel/Hartman Tract, located along the northeast extension of Coronado Drive and west of Harper Road (FM 783).

Project Update:

During their meeting of December 12, 2006, the City Council approved the Conditional Use Permit for vehicle sales new/used at 210-212 G Street South and held the first ordinance reading for annexation and zoning of Comanche Trace, Phase 11.